SHORT-TERM RENTAL AGREEMENT

This Short-Term Rental Agreement (this "Agreement") is made on _____ for a short stay for vacation or travel purposes.

Host (the owner or manager): _____, mailing address _____, phone _____.

Guest (the person booking, who signs for the whole party): _____, home address _____, phone _____.

1. THE PROPERTY AND THE STAY

Property (check one): [ ] entire home or apartment; [ ] room in a home, with shared use of _____; [ ] cabin or cottage; [ ] condo or unit in a community with an association; [ ] other: _____. Address: _____.

Bedrooms, beds and amenities: _____. Local short-term rental permit or registration number (if any): _____.

Check-in: _____ at or after _____. Check-out: _____ by _____. A guest who stays past check-out without consent pays $_____ for each extra night or part of one.

The Host will deliver the Property clean, in safe and working order and as described, with working smoke alarms and any carbon monoxide alarms the law requires.

2. GUESTS AND OCCUPANCY

No more than _____ people, counting adults and children, may stay overnight. Other guests: _____. The Guest is at least _____ years old and will be present during the stay.

Visitors (check one): [ ] none; [ ] daytime only, within the limit above; [ ] only with the Host's consent. The Guest is responsible for everyone in the party and every visitor.

3. RENT, FEES, TAXES AND PAYMENT

Rent: [ ] $_____ per night; [ ] $_____ for the whole stay. Cleaning fee: $_____. Any occupancy or lodging taxes the law requires are (check one): [ ] added to the rent; [ ] included in the rent; [ ] collected by the booking platform.

Payment (check one): [ ] in full at signing; [ ] booking deposit of $_____ at signing and the balance _____ days before check-in; [ ] in full by check-in. Method: _____.

Damage deposit (leave blank if none): $_____, returned within _____ days after check-out, less itemized deductions for damage beyond ordinary wear, extra cleaning, lost keys and other amounts owed.

This general template is provided for informational purposes only and does not constitute legal advice. Requirements vary by state and locality; review current law and attach any disclosures or addenda your situation requires before signing. For a guided state-specific document, visit lawvault.org.

4. CANCELLATION

If the Guest cancels in writing, the rent is refunded as follows (check one): [ ] flexible: full refund at least 48 hours before check-in, 50% after; [ ] moderate: full refund at least 14 days before, 50% at least 7 days before, none after; [ ] strict: 50% at least 30 days before, none after; [ ] other: _____.

Any cleaning fee and damage deposit are refunded in full on a cancellation before check-in. Unused nights after an early departure are not refunded. If the Host cancels, or the Property cannot be used for reasons outside the Guest's control, the Host refunds everything paid for nights not yet stayed within 14 days.

5. HOUSE RULES

Smoking and vaping: [ ] not allowed anywhere; [ ] outdoors only. Pets: [ ] not allowed (service animals as the law allows); [ ] allowed on these terms: _____. Parties and events: [ ] not allowed; [ ] only with the Host's written consent.

Quiet hours: _____. Parking: _____. Trash and recycling: _____. Other rules: _____.

The Guest will not sublet or re-rent the Property or use it for anything illegal. If the party seriously breaks these rules or exceeds the occupancy limit, the Host may end the stay by written notice, and to the extent the law allows the rent for the remaining nights is not refunded.

Association rules (if the Property is in a community with an association): _____. The Guest pays any association fine the party causes.

6. ACCESS, UTILITIES AND AMENITIES

Access (check one): [ ] keys; [ ] door code or smart lock; [ ] lockbox; [ ] the Host meets the Guest. The Guest pays for replacing lost keys and any needed rekeying. Rent includes utilities for reasonable use and (check if included) [ ] Wi-Fi. Limits: _____.

Water features (check all that apply): [ ] pool; [ ] hot tub; [ ] lake, river, ocean or dock. No lifeguard is on duty, and children must be supervised near water. THE GUEST ACCEPTS THE RISKS OF USING THESE FEATURES AND, TO THE EXTENT THE LAW ALLOWS, RELEASES THE HOST FROM THE GUEST'S CLAIMS ARISING FROM THAT USE, EXCEPT FOR THE HOST'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT.

The Host may enter in an emergency at any time, and for repairs after _____ hours' notice.

7. DAMAGE, LIABILITY AND NATURE OF THE STAY

The Guest pays for damage beyond ordinary wear caused by the party, visitors or pets. To the extent the law allows, the Host is not liable for injury or for lost belongings except where caused by the Host's negligence or willful misconduct.

The Parties intend a temporary right to occupy the Property for vacation or travel purposes only. This Agreement is not a lease and does not create a tenancy. The Host is responsible for any license, permit or registration the law requires.

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8. GENERAL TERMS

The law of the State of _____, where the Property is located, governs this Agreement. This Agreement is the whole agreement about the stay; changes must be in writing, and an email or text both Parties confirm is enough. The Guest may not assign the reservation without consent. If any part is unenforceable, the rest stays in effect. This Agreement may be signed in counterparts and electronically.

Additional terms: _____

SIGNATURES

Host

Signature: _____ Date: _____

Printed Name: _____

Guest

Signature: _____ Date: _____

Printed Name: _____

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